

±5.5 & ±1.7 ACRE DEVELOPMENT SITES

CHAPEL CREEK BOULEVARD & WESTPOINT BOULEVARD, FORT WORTH, TEXAS 76108



EXCLUSIVELY OFFERED BY

TY UNDERWOOD

214.520.8818 x 4

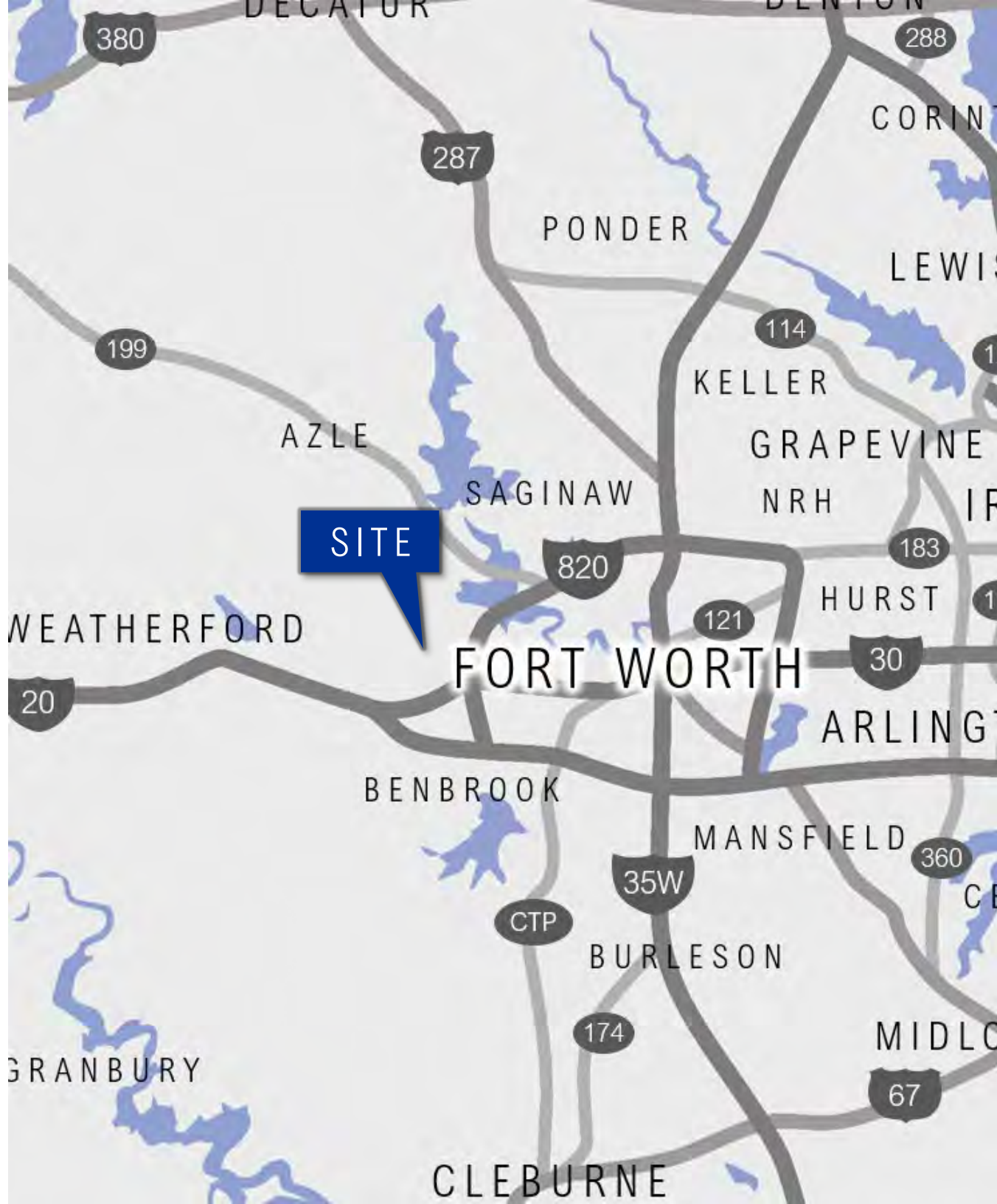
tyunderwood@sljcompany.com

SLJ

SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209
www.sljcompany.com

TABLE OF CONTENTS

- EXECUTIVE SUMMARY
- PROPERTY HIGHLIGHTS
- PROPERTY PROFILES
- SURVEY
- CONCEPTUAL SITE PLAN
- DEMOGRAPHICS



EXECUTIVE SUMMARY

SLJ Company, LLC (“SLJ”) has been exclusively retained to offer ±5.5 & ±1.7 Acre Development Sites in Fort Worth, Texas (the “Property”). The Property is located at the northeast corner of Westpoint Blvd. and Chapel Creek Blvd., and the northwest corner of Westpoint Blvd. and Blue Haze Dr. in the West Southwest Fort Worth Submarket. The Property is in close proximity to Interstate 20, Interstate 30, and Interstate 820. Additionally, the Property is just minutes from West Fort Worth’s new 7,000 acre Walsh Ranch community. The Property offers the opportunity to develop in an area with liberal zoning, ease of access and rapid population growth. No minerals are included in the proposed transaction.





PROPERTY HIGHLIGHTS

EXCELLENT LOCATION

Located at the northeast corner of Westpoint Blvd. and Chapel Creek Blvd., and at the northwest corner of Westpoint Blvd. and Blue Haze Dr., the Property is well positioned in Far West Fort Worth. The Property offers ease of access to Interstate 20, Interstate 30, Interstate 820 and the area's other major thoroughfares. The Property is just minutes from West Fort Worth's 7,000 acre innovative master-planned Walsh Ranch community.

PRIME DEVELOPMENT SITES

The Property's adjacency to established residential neighborhoods and proximity to numerous traffic drivers make this a prime development site. Lot 1 consists of approximately 612 feet of frontage on Westpoint Blvd. and approximately 466 feet of frontage on Chapel Creek Blvd. Lot 2 consists of approximately 250 feet of frontage on Westpoint Blvd. and approximately 396 feet of frontage on Blue Haze Dr. The Property offers high visibility and excellent access. A conceptual site plan has been completed which divides the Property in 7 lots of varying retail, restaurant and office uses.

LIBERAL ZONING

The Property is located in Fort Worth's "E" Neighborhood Commercial District. This liberal zoning district allows a variety of uses including Retail Sales, Banks, Restaurants, Gasoline Sales, Alcohol Sales, Offices, Bakeries, Daycare, Nursing Homes, Healthcare, Beauty/Barber Shops, Drug Stores, and Public/Civic Uses.

RAPID POPULATION GROWTH

With a population of approximately 50,333 and 95,964 living within a 3 and 5 mile radii of the property respectively, the Property benefits from a large pool of consumers in close proximity. Population growth over the next five years (2019-2024) within a 5 mile radius of the Property is projected to reach 8.93%.



PROPERTY PROFILE – LOT 1

ADDRESS

10210 & 10250 Westpoint Blvd., Fort Worth, TX 76108

*No minerals are included in the proposed transaction

LOCATION

The subject property is located at the northeast corner of Chapel Creek Blvd. and Westpoint Blvd. in West Fort Worth.

LOT DIMENSIONS

Frontage on Chapel Creek Blvd: Approximately 466 Feet
 Frontage on Westpoint Blvd: Approximately 612 Feet

LAND AREA

Approximately 5.5778 Acres (242,969 Square Feet)

ZONING

“E” Neighborhood Commercial District

Primary Uses: Retail, Personal Service, Office, Banks, Restaurant, Gasoline Sales, Alcohol Sales, Nursing Home, Health Care, Daycare.

TRAFFIC COUNTS

Chapel Creek Blvd: 5,382 VPD (2018)
 Westpoint Blvd: 4,854 VPD (2018)



PROPERTY PROFILE – LOT 2

ADDRESS

10200 Westpoint Blvd., Fort Worth, TX 76108

*No minerals are included in the proposed transaction

LOCATION

The subject property is located at the northwest corner of Westpoint Blvd. and Blue Haze Dr. in West Fort Worth.

LOT DIMENSIONS

Frontage on Westpoint Blvd:	Approximately 250 Feet
Frontage on Blue Haze Dr:	Approximately 396 Feet

LAND AREA

Approximately 1.7892 Acres (77,938 Square Feet)

ZONING

“E” Neighborhood Commercial District

Primary Uses: Retail, Personal Service, Office, Banks, Restaurant, Gasoline Sales, Alcohol Sales, Nursing Home, Health Care, Daycare.

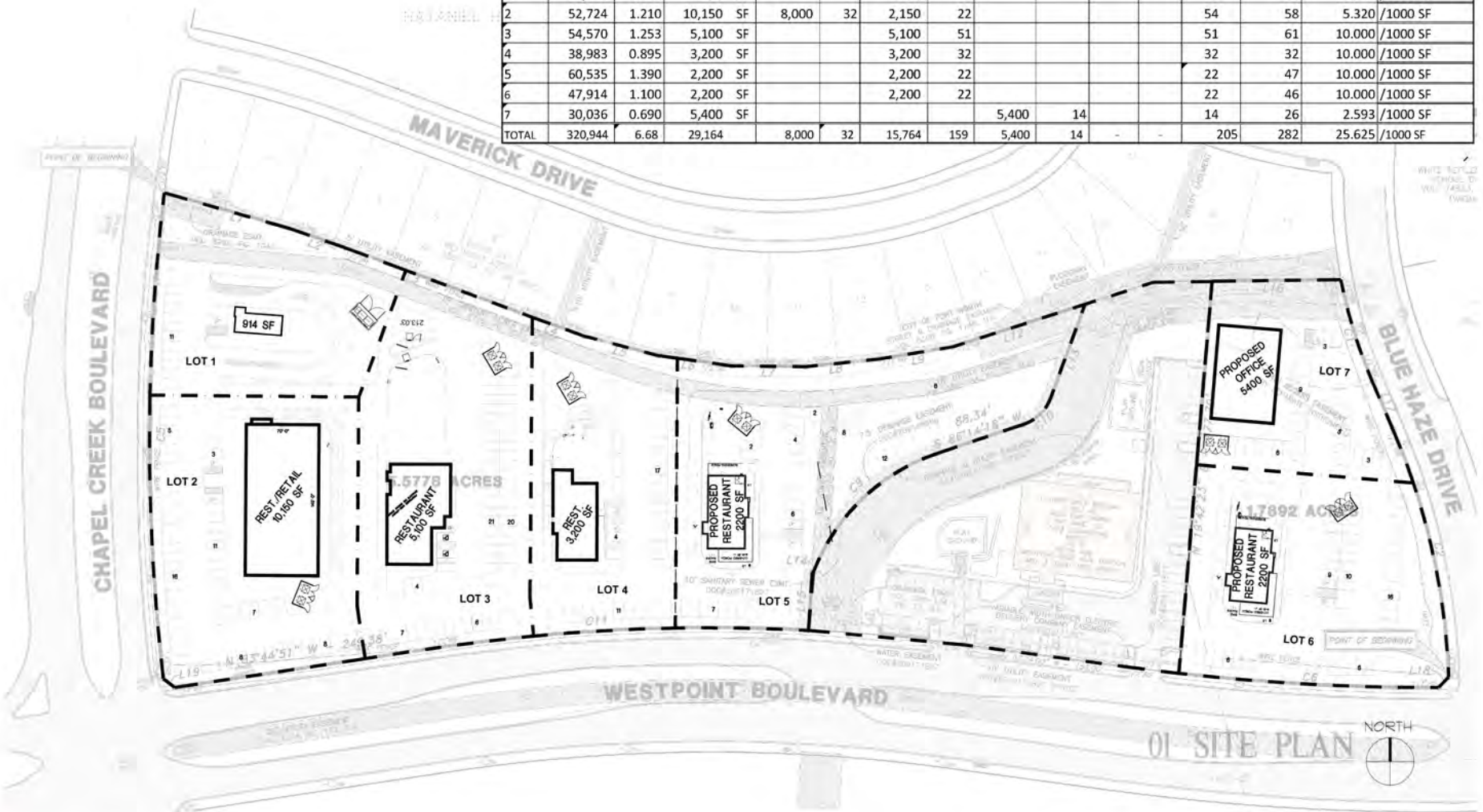
TRAFFIC COUNTS

Chapel Creek Blvd:	5,382 VPD (2018)
Westpoint Blvd:	4,854 VPD (2018)

CONCEPTUAL SITE PLAN

TABLATIONS

LOT	SITE AREA		BUILDING AREA	PARKING REQUIRED						TOTAL REQ'D	TOTAL PROV.	PARKING RATIO	
	SF	ACRES		Retail		Restaurant		Office					
				1 PER	250	1 PER	100	2.5 PER	1000				
1	36,182	0.831	914 SF			914	10				10	12	10.941 /1000 SF
2	52,724	1.210	10,150 SF	8,000	32	2,150	22				54	58	5.320 /1000 SF
3	54,570	1.253	5,100 SF			5,100	51				51	61	10.000 /1000 SF
4	38,983	0.895	3,200 SF			3,200	32				32	32	10.000 /1000 SF
5	60,535	1.390	2,200 SF			2,200	22				22	47	10.000 /1000 SF
6	47,914	1.100	2,200 SF			2,200	22				22	46	10.000 /1000 SF
7	30,036	0.690	5,400 SF					5,400	14		14	26	2.593 /1000 SF
TOTAL	320,944	6.68	29,164	8,000	32	15,764	159	5,400	14	-	205	282	25.625 /1000 SF



CHAPEL CREEK & WEST POINT

FORT WORTH TEXAS

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

SP01

JOB NO. 22-005
ISSUE DATE: 2/22/2022
SCALE: AS NOTED



2021 DEMOGRAPHICS

1 MILE	# OF BUSINESSES	# OF EMPLOYEES	CONSUMER SPENDING (\$000S)
	50	389	130,551
3 MILE	EMPLOYED POPULATION	COLLEGE EDUCATED POPULATION	POPULATION <30 MINUTE COMMUTE
	64.3%	59.1%	64.4%
5 MILE	POPULATION	HOUSEHOLDS	MEDIAN AGE
	91K	35K	35.5
	AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE	PROJECTED POP. GROWTH 2021-2026
	\$76K	\$179K	5.47%



EXCLUSIVELY OFFERED BY

TY UNDERWOOD

214.520.8818 x 4

tyunderwood@sljcompany.com

SLJ

SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209

www.sljcompany.com

Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.

